

## 12.25 Three Parks Special Zone

The purpose of this zone is to provide for growth and to give effect to the Wanaka 2020 Community Plan (2002) and the more recent Wanaka Structure Plan (2007) and Wanaka Transport Strategy (2007).

The purpose of the Zone is to provide for a range of activities, including commercial, residential, visitor accommodation, community and recreation activities, as well as an open space network. The purpose of the specific subzones within Three Parks is explained at the start of the provisions for each individual subzone.

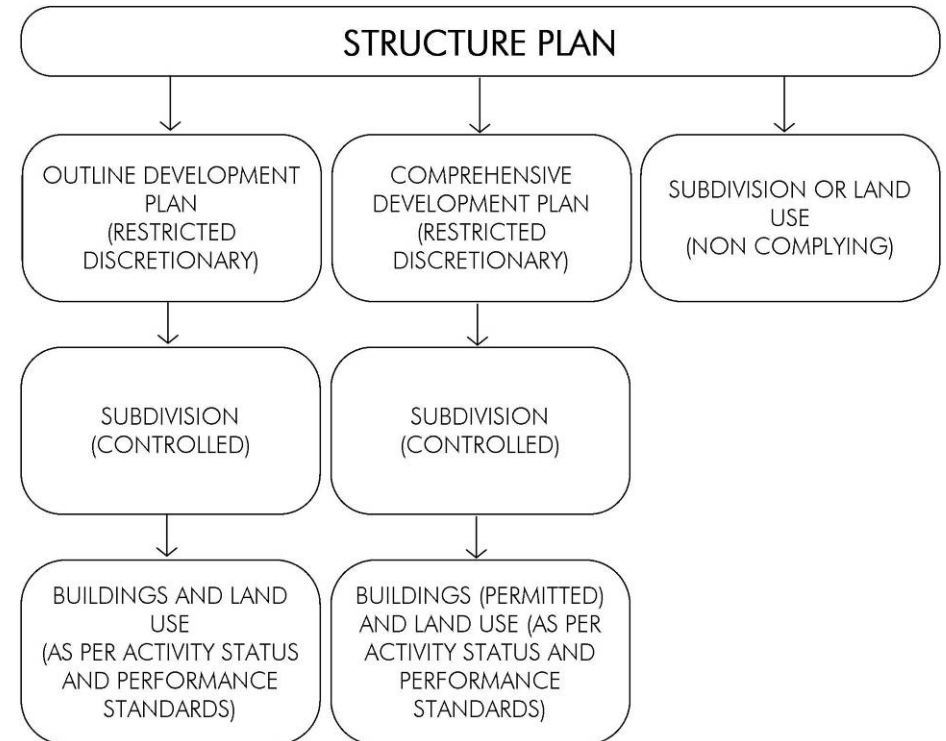
### 12.25.1 The process of applying for resource consents in the zone.

In order to achieve a high quality urban area, all development is expected to be consistent with the Three Parks Structure Plan and subsequent, more detailed, Outline Development Plans or Comprehensive Development Plans.

The expectation is that applicants obtain a resource consent for an **Outline Development Plan** (ODP) for that area that they intend to develop in any given stage prior to applying for any resource consents for individual developments or subdivisions.

Alternatively, the applicant may chose to apply for a **Comprehensive Development Plan** (CDP) as a restricted discretionary activity which includes all those elements required of an ODP but also includes 3 dimensional detail of the proposed built form. Approval of a CDP will avoid the need for the applicant to then apply for subsequent resource consents for the buildings.

**Resource consent applications for subdivision or land use** prior to obtaining an approved Outline Development Plan or Comprehensive Development Plan will be non-complying. The following flow diagram summarises the various options available to the applicant.



The suite of resource consent options available to an applicant and the information requirements for each are further outlined in the following table. This is a guide only and additional information will be required for development within some of the subzones. For a full understanding of the level of information required, you are referred to the matters of discretion for Outline Development Plans and Comprehensive Development Plans within the specific subzones.

Ref	Staging	Structure Plan within the District Plan	Outline Development Plan	Comprehensive Development Plan	Land Use Consent
1	Staging – indicative	X			
2	Staging – fixed		X	X	

Ref	Transportation	Structure Plan within the District Plan	Outline Development Plan	Comprehensive Development Plan	Land Use Consent
3	Collector Roads (+/- 50m)	X			
4	Main local roads indicative only	X			
5	Location of roads fixed		X	X	
6	Pedestrian and Cycle links fixed		X	X	
7	Street design by type, indicative only	X			
8	Street design and cross sections fixed		X	X	
9	Passenger transport stops and routes (as applicable)		X	X	

Ref	Open Space Networks	Structure Plan within the District Plan	Outline Development Plan	Comprehensive Development Plan	Land Use Consent
10	Fixed open spaces around key landscape features	X			
11	Indicative key open spaces and opportunities for open spaces (see Open Spaces Plan)	X			
12	Detailed location and type of open spaces		X	X	
13	Landscaping, including the location and species of street trees, and in subsequent consent stages, the furnishing detail.		X	X	X
14	Indicative key storm water management open spaces	X			
15	Detailed location and type of storm water management open spaces		X	X	

Ref	Land use mix	Structure Plan within the District Plan	Outline Development Plan	Comprehensive Development Plan	Land Use Consent
16	Subzone boundaries approximate (+/- 20m)	X			
17	Fixed subzone boundaries		X	X	
18	Indicative Lot layouts, building platforms, and land use density		X		
19	Fixed Lot layouts, building platforms, and land use density			X	
20	Location and quantum of land use types		X	X	
21	Design guidelines (if being proposed)		X	X	
22	Demonstration of how land use will be intensified in future development stages (where applicable).		X	X	
23	Building design (includes plans, elevations, cross sections etc, <u>as would be required for a separate resource consent for the building</u> )			X	
24	Detailed building design (includes plans, elevations, cross sections etc.)			X	X

Ref	Land use mix	Structure Plan within the District Plan	Outline Development Plan	Comprehensive Development Plan	Land Use Consent
25	Floor area, site coverage, car parks, and other ancillary detail supporting building design			X	X

## 12.25.1 The use of assessment matters

Assessment Matters are included in the District Plan in order to help the Council to implement the Plan's policies and fulfil its functions and duties under the Act. In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall consider the relevant *Assessment Matters* set out in the zone-wide section and in the various subzones below.

## 12.25.2 Objectives and Policies

### Objective 1

***A layout and design of development that demonstrates best practice in terms of achieving environmental sustainability***

### Policies

- 1.1 *To ensure, through well-planned layouts, that buildings and open spaces are located and orientated in a way that achieves good solar access*
- 1.2 *To encourage energy efficiency in the design, location, and orientation of buildings.*
- 1.3 *To require development and subdivision to demonstrate best practice in regard to managing the quantity and quality of stormwater runoff.*

- 1.4 To encourage the creation or restoration of wetlands where opportunities exist

## Objective 2

**The establishment of a green network including parks, areas for community facilities, cycleways, and pedestrian linkages that permeate all parts of the zone and links seamlessly into the more urbanised public realm in the commercial core.**

## Policies

- 2.1 To ensure open space is created as part of a comprehensively planned hierarchy of spaces (including those for ecological and nature conservation purposes, active and passive recreation, soft and hard surface spaces, and those which contribute to the cycle and walking network).
- 2.2 To encourage community reserves and facilities to be in easily accessible, sunny, and flat locations.
- 2.3 To encourage spaces to be provided in the Commercial Core where the public can congregate.
- 2.4 To avoid residential development in close proximity to riverbank Road.
- 2.5 To consider the possibility of providing additional playing fields that service the wider Wanaka catchment as part of assessing each Outline Development Plan.
- 2.6 To ensure good visual connection between the private and public realm by avoiding high fences and walls between the private allotment and public open space.
- 2.7 To ensure a connection from the Three Parks commercial core to the Kame and Kettle Mound and the linear park, adjacent to the golf course, through the creation of a green boulevard.

## Objective 3

**An urban structure, well-considered building design, and other initiatives which, together, help to reduce car use and provide practical alternatives.**

## Policies

- 3.1 To require that the urban structure (including road layout, cycle and walking networks, landuse densities, and block sizes) is well-connected and specifically designed to:
- 3.1.1 Enable public transport to efficiently service the area, now or in the future (which may, in the future, also include the provision of a transport node); and
- 3.1.2 Ensure that on-street carparking is provided; and
- 3.1.3 Reduce travel distances through well-connected streets; and
- 3.1.4 Provide safe, attractive, and practical routes for walking and cycling, which are well-linked to existing or proposed passenger transport and local facilities and amenities within the zone, and which are well-connected to other areas beyond the zone, particularly the Wanaka Town Centre.
- 3.2 To require applications for Outline Development Plans, Comprehensive Development Plans, and larger scale commercial developments to show how they will help reduce private car travel and encourage realistic alternative modes of transport, including through avoiding the excessive provision of car parking.
- 3.3 To encourage large scale developments (i.e. those with at least 150 employees) to prepare voluntary travel plans through the Council providing advocacy and assistance, and considering reductions in parking requirements where travel plans are proposed.

Refer to Council guidelines relating to Travel Plans.

## Objective 4

**Staged development which keeps pace with the growth of Wanaka and results in a high quality urban area containing a network of open spaces and a mix of compatible uses.**

### Policies

- 4.1 To ensure that development is consistent with the Wanaka Structure Plan (2007) and the Wanaka Transport Study (2007).
- 4.2 To avoid development that is not in accordance with the Three Parks Structure Plan or approved Outline Development Plans or Comprehensive Development Plans.
- 4.3 To ensure development is staged in a manner which results in a logical progression of development, the cost effective provision of infrastructure, an appropriate mix of uses, and a consolidated urban form.
- 4.4 To ensure that issues relating to potentially incompatible landuses are taken into account as part of the Outline Development Plan or Comprehensive Development Plan application.
- 4.5 To ensure that development and subdivision does not occur unless appropriate infrastructure is in place to service it.
- 4.6 To work with the Ministry of Education to enable a school to be appropriately located within the zone, should the Ministry deem such a facility to be required.
- 4.7 To ensure that the open space network includes those open spaces shown on the Three Parks Structure Plan in order to provide landscaped buffers along SH84 and Riverbank Rd, to protect key landscape features, and to provide for passive and active outdoor recreation activities.
- 4.8 To avoid buildings within the fixed open space areas shown on the Three Parks Structure Plan, other than small buildings that

are ancillary to the infrastructure or recreation function of the area.

- 4.9 To require high quality landscape design of the Open Space areas
- 4.10 To recognise that pastoral and arable farming may be suitable in early stages of development while also acknowledging that it may become unsuitable as surrounding areas become more urbanised.
- 4.11 To avoid any premature subdivision or development of the Deferred Commercial Core in order to preserve it for future urban use.

## Objective 5

**The establishment of a Commercial Core which complements and does not compromise the function, viability, and vitality of the Wanaka Town Centre.**

### Policies

- 5.1 To enable 10,000m<sup>2</sup> of retail space to be included in the first release of retail space in order to:
  - 5.1.1 Meet existing demonstrated demand within the Wanaka area,
  - 5.1.2 Encourage the co-location of large format retail operators,
  - 5.1.3 Discourage the continuation of dispersed retail across multiple centres in Wanaka, and
  - 5.1.4 In recognition that it is unlikely large format retail developments will locate in areas within or surrounding the Wanaka Town Centre.

- 5.2 *To limit the provision of specialty retail space in the early stages of development in order to protect the vitality and viability of the existing Town Centre.*
- 5.3 *The provision of additional retail space in the Commercial Core beyond the first release will only be acceptable if it can be demonstrated that:*
  - 5.3.1 *The adverse effects on the amenity and function of the Wanaka town centre and the social and economic well-being of the Wanaka community are no more than minor.*
  - 5.3.2 *The Wanaka Town Centre is healthy, in terms of its vitality and viability; and*
  - 5.3.3 *There is a demonstrated need for more retail; and*
  - 5.3.4 *The mix of commercial uses proposed will help to establish the Commercial Core as a viable and vibrant centre in its own right over time.*
- 5.4 *To allow the proportion of specialty retail stores within the Commercial Core subzone (relative to large format retail and other uses) to increase over time in order to meet the local needs of residents within the zone and to help establish a main street, people-orientated environment.*
- 5.5 *To prevent development in the Commercial Core subzone which would be more appropriately located elsewhere (such as large scale residential subdivisions or expansive resort-like Visitor Accommodation developments) in order to ensure that the commercial core is able to provide for Wanaka's long term commercial needs and to avoid premature pressure to establish another commercial centre elsewhere in Wanaka.*

## Objective 6

***A Commercial Core which, over time, will evolve into a high quality mixed use urban centre with a main street character and a strong sense of place.***

## Policies

- 6.1 *To ensure that the design of the Commercial Core mitigates the adverse visual effects of large format buildings and that attractive, active street frontages are established over time.*
- 6.2 *To ensure the area evolves into a people-orientated area which serves as the social hub for residents of the Three Parks zone, as well as serving some of Wanaka's wider needs.*
- 6.3 *To ensure that earlier stages of development in the Commercial Core are neither unattractive or promote poor design outcomes in the short term, nor preclude the transition over time into a high quality urban environment.*
- 6.4 *To avoid or minimise adverse effects arising from the incompatibility of some commercial and residential uses through the appropriate location of activities and controls.*
- 6.5 *To encourage a built form at the centre of the Commercial Core and along the mainstreet which contributes to a sense of arrival and departure through being notably higher, relative to the rest of the Commercial Core and the surrounding subzones.*
- 6.6 *To accept that, in the early stages of development, the Commercial Core is unlikely to deliver a high a quality urban character as in later stages (as it will initially be predominantly large format retail), on the basis that finer grain retail will occur in later stages which will 'sleeve' the larger buildings and deliver a street-focused environment.*
- 6.7 *To ensure the delivery of a pedestrian-oriented streetscape through techniques such as creating shared space to regulate*

*traffic behavior and avoiding parking forecourts which would dominate mainstreet frontages*

- 6.8 *To prevent development within the Deferred Commercial Core Subzone in order to encourage intensification of the commercial core and Medium Density Residential subzones before development is allowed to expand into this area.*

## Objective 7

**A high level of residential amenity and a range of housing types which promote strong, healthy, and inclusive communities.**

### Policies - General

- 7.1 *A mixture of residential densities is encouraged in order to provide greater housing choice, a greater range of affordability, and a more diverse resident community.*
- 7.2 *Residential densities are required to be consistent with those specified in the assessment matters for Outline Development Plans in order to ensure that the various subzones are distinctly different from one another and that an appropriate level of consolidation and open space is achieved in the respective areas.*
- 7.3 *Neighbourhoods are required to be laid out in a manner which encourages residences to address the street by avoiding long, thin lots with narrow frontages.*
- 7.4 *A defining character of the medium density residential subzone is that the dwellings will all be located relatively close to the street, and are not dominated by high front fences and garages, thereby improving amenity and passive surveillance between dwellings and the street.*
- 7.5 *Privacy is maintained between residential neighbours in the residential subzones by minimising the degree to which houses overlook one another.*

- 7.6 *Retirement villages shall be avoided in the residential subzones unless they are identified in an approved Outline Development Plan or Comprehensive Development Plan.*

- 7.7 *Non-residential activities (other than visitor accommodation, retirement villages, education, and day care facilities) shall be avoided in the residential subzones, other than in the MDR (deferred mixed use) subzone, unless:*

7.7.1 *The effects of the activity on residential amenity are consistent with those that would be reasonably anticipated in the respective residential subzone; and*

7.7.2 *It can be demonstrated to be serving a local neighbourhood need; or*

7.7.3 *It is providing a clear community benefit to the local neighbourhood and, potentially, also to the wider community,*

### Policies Low Density Residential subzone

In addition to policies 7.1 to 7.7 above:

- 7.8 *The character shall be defined by 1 and 2 storey dwellings, which, whilst they may be of varying heights, all have a distinctly low density character.*

- 7.9 *Small clusters of higher density housing is appropriate in the Low Density Residential subzone provided it is identified in an approved Outline Development Plan, is well designed, and is located such that it provides a high level of residential amenity.*

- 7.10 *Visitor accommodation is avoided in the Low Density Residential subzone in order to enable a strong degree of residential cohesion to establish and to minimise issues arising from the incompatibility of the two uses.*

7.11 Some variation in densities is required in the Low Density Residential subzone in order to achieve a more diverse streetscape and resident community.

7.12 The multi unit developments within the LDR subzone are comprehensively designed to ensure a quality residential living environment and attractive streetscape.

**Policies Medium Density Residential Subzone (including the deferred mixed use precinct)**

In addition to policies 7.1 to 7.7 above:

7.13 A range of compatible commercial activities are enabled within the mixed use precinct in the long term.

7.14 The character of the subzone, including the mixed use precinct, will remain predominantly residential with:

7.14.1 Commercial uses being secondary to the residential use of a site;

7.14.2 Visitor accommodation restricted to appropriately located visitor accommodation precincts in order to achieve a balanced visitor/ resident mix and avoid adverse effects on residential coherence and residential amenity.

7.14.3 Terrace houses and duplexes being the predominant building types (in preference to above ground level apartments).

7.15 Whilst a certain level of privacy and private outdoor living is considered important in the Medium Density Residential subzone, the controls are set lower than in the Low Density Residential subzone, in recognition of its higher density character and close proximity to public open space, and amenities such as shops and public transport.

7.16 Medium density housing is comprehensively designed, ensuring a quality residential living environment and attractive streetscape.

**Objective 8**

**Establishment of a high quality, functional business area which provides for a wide range of light industrial, service and trade-related activities whilst protecting it from residential and inappropriate retail uses.**

**Policies**

8.1 Other than those types of retail which are specifically permitted in the subzone, all other retail shall be avoided in the business zone in order to:

8.1.1 Preserve the business subzone for those uses that are specifically enabled; and

8.1.2 Ensure that the Commercial Core subzone establishes as the vibrant centre of the zone over time

8.2 Offices (other than ancillary to an on-site use) shall be allowed to occur in the business (mainstreet precinct) subzone or adjoining the residential subzone but shall be avoided in the remainder of the subzone.

8.3 Residential activities shall be avoided in the subzone in order to avoid reverse sensitivity and future incompatibility issues between residential and business uses and to preserve the subzone for those uses that are specifically enabled

8.4 The design of buildings and site developments is of a high quality, particularly within the mainstreet precinct, where smaller buildings with more attractive frontages are expected.

8.5 Reverse sensitivity and future incompatibility issues between the business subzone and residential uses within the LDR subzone



are minimised through the location of compatible activities at the interface and controls on effects.

- 8.6 Reverse sensitivity issues within the business subzone are minimised through avoiding residential uses within the subzone; restricting offices (other than ancillary) to the mainstreet precinct and sites that adjoin the residential subzones only; and avoiding those activities most likely to result in offsite effects from locating in the mainstreet precinct.
- 8.7 Small lot subdivision shall be avoided unless combined with a landuse Resource Consent, which illustrates how a complying business development can occur on the site(s).

## Objective 9 Tourism and Community Facilities Subzone

**A high quality, attractively landscaped entrance into the Three Parks zone within which quality Visitor Accommodation, places of public assembly such as conference venues, and community facilities are the predominant use.**

### Policies

- 9.1 To require a high quality of built form and landscaping, which contribute to the visual amenity of the area, particularly when viewed from arterial roads, state highways, and elevated public areas.
- 9.2 To require building setbacks and landscape treatment along the Mainstreet Collector road, which contribute to a sense of arrival at the Commercial Core.
- 9.3 To minimise reverse sensitivity issues by avoiding low density residential development from locating in the Tourism and Community Facilities subzone.
- 9.4 To protect the sense of arrival into Wanaka by preventing buildings from locating immediately adjacent to the state highway and through careful landscaping.

## Objective 10 Deferred Commercial Core Subzone

**The preservation of an area of land adjacent to the Commercial Core for a future Commercial Core (or alternative urban use) once the existing commercial core has been at least 80% developed and there is a clear need for more land to be released.**

- 10.1 To prevent development and subdivision of the deferred Commercial Core until a future plan change demonstrates a need for the additional development land.
- 10.2 To acknowledge that the Deferred Commercial Core has been identified as a future extension to the Commercial Core area and should be safeguarded for this use unless a future plan change demonstrates clear justification for an alternative use and the land is unlikely to be required for an extension to the Commercial Core.
- 10.3 To enable this area to continue to be farmed or to be used as open space and outdoor recreation until such a time as it is required for a Commercial Core extension.

## Objective 11

**High quality and well-designed buildings that reflect and contribute to the evolving character for the area.**

### Policies

- 11.1 To require a high standard of building design, including:
  - 11.1.1 Diverse and well-articulated built forms, which avoid excessive repetition of the same or similar unit forms and the creation of homogeneous neighbourhoods.
  - 11.1.2 Interesting roofscapes, and some variation in form and scale (including the height) of buildings in all subzones

- 11.1.3 *The inclusion of crime prevention principles in the design of buildings and in the location of specific uses, particularly in the Commercial Core;*
- 11.2 *To encourage designs which enable the flexible re-use and staged development of buildings*
- 11.3 *To encourage designs to incorporate green building principles.*
- 11.4 *To ensure that the buildings do not exceed the maximum number of storeys permitted in each subzone, regardless of whether the maximum height limit is able to be met whilst providing for more storeys.*
- 11.5 *To ensure that maximum height rules are not used to create overly high surrounding parapet walls which create a visual presence well in excess of what is required to contain buildings' internal volumes.*

## **Objective 12**

***A high quality urban fabric, which is consistent with the vision set out in the Wanaka Structure Plan (2007) and the subsequent Structure Plan for the Three Parks Zone.***

## **Policies**

- 12.1 *To require street layouts and design to:*
  - 12.1.1 *Have an informal character in the Low Density residential subzone, including elements such as open swales where appropriate.*
  - 12.1.2 *Be well-connected, with cul-de-sacs being avoided wherever connected streets would offer greater efficiency and amenity*
  - 12.1.3 *Minimise the creation of rear sites.*
  - 12.1.4 *Be safe for vehicles, cyclists, and pedestrians.*
- 12.1.5 *Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways, landscaping, and the location of compatible uses.*
- 12.2 *To encourage pedestrian and cycle links to be located within the public street, whilst acknowledging that off-street links are also appropriate provided they offer a good level of safety and amenity for users.*
- 12.3 *To encourage pedestrian and cycle links to provide for both the commuter and recreational needs of residents within the zone and the wider community.*
- 12.4 *To require well-located and well-designed open spaces that encourage high levels of usage and which are generally consistent with the Indicative Open Space Plan which forms part of the Three Parks Structure Plan*
- 12.5 *To require a number of public spaces to be developed in the Commercial Core; the scale and purpose of which shall be commensurate with the design capacity of the ODP (in terms of the GFA proposed and the number of employees and residents), including:*
  - 12.5.1 *An appropriately scaled public square in the Commercial Core, which provides a focal point for social interaction and contributes to a sense of place;*
  - 12.5.2 *An appropriately scaled village green, which provides a relaxed distinctly non-commercial atmosphere*
  - 12.5.3 *A number of small public spaces, which provide a range of different environments in which to congregate and/ or relax, such that there is one within a 5 minute walk from all parts of the Commercial Core.*

- 12.6 *To require a network of well connected, usable, and safe open spaces.*
- 12.7 *To encourage, where feasible, local reserves to be located and designed such that they can provide for stormwater disposal as well as providing for open space and/ or recreational needs.*
- 12.8 *To ensure that subdivision and development account for public infrastructure shown on the Three Parks Structure Plan and ensure that ongoing access will be easily facilitated.*
- 12.9 *To recognise that the relocation of a collector road by more than 50 metres (from that shown on the Structure Plan) is likely to significantly affect the integrity of the Three Parks Structure Plan and should be avoided.*

## 12.25.3 Three Parks Structure Plan and Other Maps

### Objective 13

***An urban area that is free of contaminated sites or appropriately deals with them so that adverse effects on human health and the environment do not arise.***

- 13.1 *To require the consideration of whether contaminated sites exist and ensure that, if they do, development and subdivision does not proceed without an assurance that they will be remediated or managed in a satisfactory manner.*

